

City of Minneapolis

Request for Committee Action

To: Zoning & Planning
Date: 11/12/2015
Referral: N/A
From: Community Planning & Economic Development
Prepared by: Brian Schaffer
Presented by: Brian Schaffer
File type: Receive & File
Subcategory: Staff Direction

Subject:
Housing Inventory Update

Description:
Receiving & filing project update

Previous Actions:
Council direction on December 10, 2014

Ward/Address:
All Wards

Background/Analysis:
The 2015 City Council Adopted budget included the following direction “Direct the Community Planning & Economic Development Department to complete an analysis of existing housing stock and housing needs in Minneapolis to inform future policy decisions that support housing options for all levels of income including the Affordable Housing Trust Fund and Transit-Oriented Development program as well as potential policy changes that support housing affordability such as inclusionary zoning.”

To meet this City Council direction, CPED Long Range Planning has developed a Housing Inventory. The intent of the Housing Inventory is to develop a stable, ongoing comprehensive understanding of the supply of housing in Minneapolis. The Inventory will serve as the basis for (1) informed analysis of, and reporting on, Minneapolis housing stock; and (2) informed future analysis related to housing needs and housing policy.

Over the past two years, CPED Long Range Planning has made significant strides in growing our policy research capacity by investing in data, skills (sometimes through temporary staffing), technology, and relationships – notably the division’s significantly expanded relationship with colleagues in Information Technology to incorporate data science and data analytics into planning.

The following report serves as an overview of activities by our research team and partners to develop Housing Inventory data deliverables, to provide an overview of the data deliverables, and to identify potential next steps that will build off of the data deliverables of this work.

The Minneapolis Housing Inventory is a series of data sets that are spatially referenced, mapped in GIS and organized in a manner to increase ease of use and access. The Minneapolis Housing Inventory mostly utilizes data accessible through existing City data systems such as the Assessor's data (GOVERN) and regulatory data (KIVA). CPED Long Range Planning procured additional data sets from local partners as well as developed new data sets for this project. The development of new datasets was achieved through coordinated partnerships. CPED Long Range Planning augmented its current staffing through the addition of temporary staff and reliance on the data scientist in IT for analytical support, data management, and data visualization.

The development of this Housing Inventory included contributions of staff time and expertise from various City departments and divisions including: CPED Long Range Planning, CPED Housing Policy & Development, the City Assessor's office, and Information Technology. The development and visualization of this data is made possible by City investments in staff, skills, and technology.

Dataset Overview

The Housing Inventory has been organized into four themes. The following provides a brief overview of the datasets within each of those four themes. Examples of the data sets will be provided in the presentation at the Zoning & Planning Committee meeting. Some of the data has also been visualized using Tableau, a data visualization software platform that the City has recently procured. The presentation at this Committee will utilize this data tool.

1. Property physical characteristics

The following data is included in the Housing Inventory. The data source is the City Assessor.

- Building condition as assigned by the Assessor
- Building age
- Type of building (single family home, duplex, apartment, etc.)
- Number and distribution of housing units (total units, and broken down by the number of bedrooms per unit)
- Building square footage
- Changes in the size and number of bedrooms in single family homes

2. Market and property value

The following data is included in the Housing Inventory. The data sources vary for each.

- Estimated market value
- Estimated market value per square foot
- Estimated market rent by unit size
- Home sales (traditional and lender-mediated sales)
- Foreclosures and letter of intent to foreclose
- Delinquent property taxes
- Building permits by value and type (new and repairs/renovations)
- Boarded and vacant properties
- Demolitions
- Homesteaded properties
- Rental conversions

The **Estimated Market Rent by Unit Size** data set was derived through the creation of a model to estimate monthly rent and the monthly cost of single family home ownership. The model inputs include the age of the building, building condition, number of bedrooms per unit, and location. To create this data set, CPED hired an intern, Elliot Altbaum, to develop the model, and relied heavily on support from Stacie Blaskowski, a Data Scientist in IT, in the data set's development. The result of this work is a partially automated model that can be updated annually. The estimated monthly rent and monthly cost of single family homeownership can then be analyzed through various lenses including measures of affordability defined by HUD. These measures utilize various bands of affordability compared to the median income for the region (e.g. units affordable at 30, 50, and 80 percent of area median income).

3. Market segment Specific Inventory

The following data sets are included. Data sources vary.

- Legally binding affordable housing units
- Senior specific housing units
- Supportive, transitional and other housing based on state licensure

4. Census demographics and housing

The following data sets are included and represent just some of the numerous data sets available through the Census Bureau.

- Household type, age, size
- Income and poverty
- Employment
- Race and ethnicity
- Tenure (rent/own)

Putting the Housing Inventory to Use

The Housing Inventory provides the City with a more comprehensive understanding of the supply of housing in Minneapolis, which will serve as the basis for future analysis of the housing stock and inform future analysis related to housing needs. This future analysis will continue in 2016 and beyond to inform policy development related to housing and other aspects of the City through the creation of the City's Comprehensive Plan.

CPED and IT are in the process of cleaning and organizing the data to further increase accessibility. CPED will be developing summary reports for selected data sets, and explore the additional calculations and analysis related to housing unit affordability related to income, future demand, and jobs.

CPED and IT will continue to explore increasing the accessibility of the data through visualization software such as Tableau and mapping software, GIS.

Financial Review:

No financial impact.